

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 13 February 2026 20:30:10 UTC+00:00
To: "Stefan Galyas" <stefan.galyas@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/2884

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 13/02/2026 8:30 PM.

Application Summary

Address:	Land Adj. To 48 Wickham Way Haywards Heath West Sussex RH16 1UQ
Proposal:	Erection of a dwelling house on land adj to 48 Wickham including solar panels to the roof (Amended plans received 21.01.25)
Case Officer:	Stefan Galyas

[Click for further information](#)

Customer Details

Address:	46 Wickham Way Haywards Heath West Sussex
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I write to object to planning application DM/25/2884 relating to the proposed subdivision of the plot at 48 Wickham Way and the erection of a new dwelling. This representation is submitted in the interest of ensuring that the proposal is assessed with full regard to its potential site-specific impacts, the established character of Wickham Way and the relevant policies of the Mid Sussex District Plan and Haywards Heath Neighbourhood Plan. It is not an objection to development

in principle, but rather a request for careful scrutiny of several material planning considerations.

SITE LEVELS, DRAINAGE AND SURFACE WATER MANAGEMENT

The amended drawings introduce a detailed drainage strategy that was not clearly established within the original submission, including underground rainwater harvesting and soakaway infrastructure. Given the site's sloping characteristics, it is important that the Local Planning Authority is satisfied that surface water will be effectively managed and that runoff will not be displaced toward neighbouring land during periods of heavy rainfall.

In the interests of protecting neighbouring amenity, the decision-maker may wish to ensure that a robust and fully engineered drainage scheme is secured by condition, together with arrangements for its ongoing maintenance.

FOUL AND SURFACE WATER INFRASTRUCTURE

I note the comments provided by Southern Water which indicate that a sewer crossing the site does not appear within their records and that further assessment is required to determine its ownership and potential impact on the proposed layout. In addition, documentation demonstrating compliance with the surface water hierarchy has not yet been provided.

Given the site's sloping characteristics and the reliance on soakaways and rainwater infrastructure, it is respectfully requested that the Local Planning Authority ensures these matters are fully resolved and supported by appropriate technical evidence prior to determination, in order to avoid unforeseen impacts on neighbouring land and infrastructure.

TREES, LANDSCAPING AND BIODIVERSITY

The proposal involves the removal of two mature frontage trees which make a noticeable contribution to the verdant character of the street scene. While replacement planting is proposed, much of the suggested planting appears to comprise ornamental, non-native species. Clarification would therefore be welcomed as to how the scheme delivers measurable ecological enhancement in accordance with District Plan Policies DP37 and DP38.

Mature trees provide established canopy, urban cooling benefits, and habitat value that replacement planting can take many years to replicate. The temporal loss of these environmental benefits

may merit careful consideration in the overall planning balance.

The Authority may therefore wish to explore whether opportunities exist to incorporate a greater proportion of native planting in order to maximise biodiversity outcomes.

It is noted that the later Tree and Landscape Addendum introduces additional technical justification for tree removal - including drainage performance and solar efficiency - which was not clearly articulated within the original Planning Statement. While the support of renewable energy is fully recognised, it would be helpful for the Authority to understand whether the layout has been optimised to achieve an appropriate balance between energy generation and the retention of established landscape features where feasible. Complete and consistent supporting information is essential to the proper assessment of the application.

CHARACTER AND PATTERN OF DEVELOPMENT

Wickham Way is characterised by well-spaced detached dwellings set within generous plots and landscaped frontages that collectively create a spacious and coherent streetscape. Although the site lies within the built-up area boundary where infill can be acceptable in principle, it remains important that incremental subdivision does not erode the established grain of development over time.

Careful assessment is therefore encouraged as to whether the proposed plot subdivision fully respects the prevailing spatial rhythm of the street in accordance with Policy DP26 and the guidance contained within the Mid Sussex Design Guide SPD.

PLANNING BALANCE

Taken individually, each of the matters above may appear modest; however, it is the cumulative effect - particularly in relation to drainage certainty, tree loss, biodiversity value, and the gradual intensification of plot patterns - that warrants thoughtful consideration before a decision is reached.

Should the Authority be minded to approve the application, it is respectfully requested that appropriately worded planning conditions are imposed to secure drainage performance, landscape implementation, and long-term planting establishment in order to safeguard the character and environmental quality of the area.

Thank you for taking these comments into account when determining the application.

Kind regards